

वसई-४
दस्ता क्र. २५५५/२०२३
२/१६०

AND

MR. TANAY PRATAP VISHWASRAO & MRS. PRATIKSHA PRATAP VISHWASRAO Adult/s, Indian Inhabitants, residing at Room No.6, Sai Krishna Chawl, Amrut Nagar, Kajupada, Tulinj Road, Nallasopara East, Dist. Palghar, Tal - Vasai and Dist. - Palghar, (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) **OF THE SECOND PART.**

WHEREAS the **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** is the owners of land bearing S.NO. 116, Hissa No. 3, admeasures about **4490 sq. mtr.**, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

WHEREAS Vide conveyance deed dated: --- **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** have conveyanced the above said land in their favour; the said conveyance deed was duly registered in the office of sub registrar of assurance Vasai - 3, under serial no. --- and the **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.** become the owner of land bearing S.No. 116, Hissa No. 3, admeasures about **4490 sq. mtr.**, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar.

Whereas the Hon'ble collector Thane vide his order No. **REV/D-1/79/NAP,SR275/88 DATED: 30/01/1989**, have granted Non-Agricultural Permission in the name of owner / society.



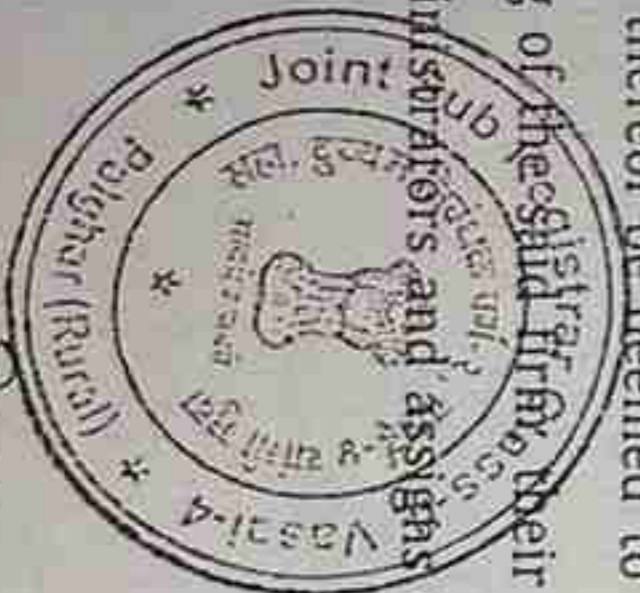
The Government Permission for Proposed Residential with Commercial Buildings on land bearing Sr. No. 116, Hissa No. 3, admeasures about **4490 sq. mtr.**, lying being and situate at village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, is granted by the VVCMC vide its order No. **WCMC/TP/CC/VP-6391/360/2021-22.**

वसई-४
दस्ता क्र. ७८८५ / २०२३
५ / १००

DATE: 28-02-2023
 TIME: 15:40-19
 CONTROL NUMBER: 5.53.40.5

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made and entered into at NALLASOPARA, on this 08th Day of MARCH 2023, BY AND BETWEEN M/S. SHREE ASHOKA BUILDCON, a partnership firm, registered under The Partnership Act, 1932 having its PAN: AEIFS 9823 F having their office at: SHOP NO.32, GOPAL BUILDING, AMBADI ROAD, OPP. CORPORATION BANK, VASAI ROAD WEST, DIST. PALGHAR-401202, MAHARASHTRA, hereinafter referred as "THE PROMOTER/s" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) OF THE FIRST PART.



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EXPIRATION

LINE EXTENSION

reserved.



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

वर्ग-४
दस्ता क्र. ३८०५ / २०२३
३८ / ३०

This registration is granted under section 5 of the Act to the following project under project registration number :
P9900033830

Project: **CHANDRESH VAIBHAV**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO. 116 HISSA NO. 31**
Vasai/Virar City (M Corp), Vasai, Palghar, 401202;

1. Shree Ashoka Buildcon having its registered office / principal place of business at Tehsil: Vasai, District: Palghar,
Pin: 401202.

2. This registration is granted subject to the following conditions, namely:-
• The promoter shall enter into an agreement for sale with the allottees;
• The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
• The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.
• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
• That the promoter shall take all the pending approvals from the competent authorities

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, Maharashtra)
Date: 08-03-2022 16:52:05

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Date: 08/03/2022
Place: Mumbai

बसई-४
दस्ता क्र. 8100/2023
99/80

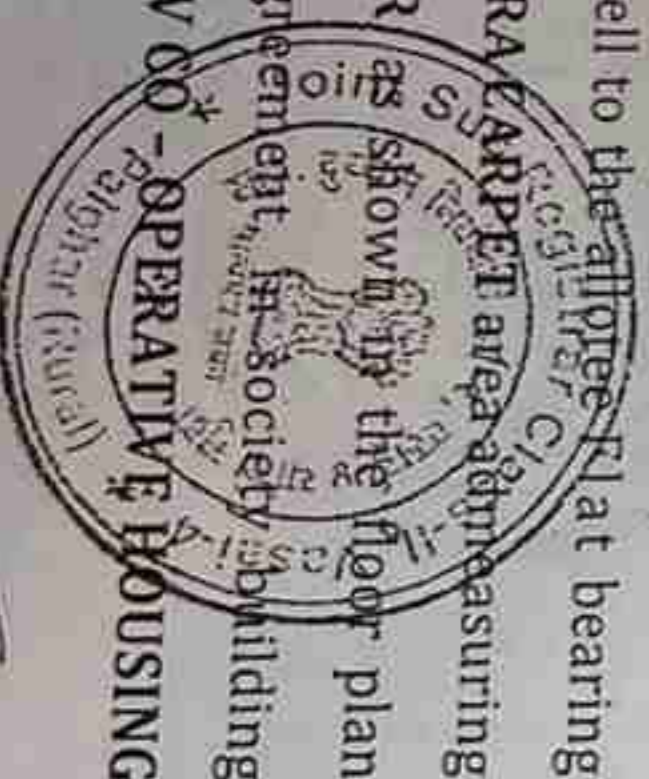
AND WHEREAS, prior to the execution of these presents the allottee has paid to the promoter a sum of **Rs.3,30,000/-** (Rs. Three Lakh Thirty Thousand Only), being part/~~full~~ payment of the sale consideration of the apartment agreed to be sold by the promoter to the allottee as advance payment or application fee (the payment and receipt whereof the promoter both hereby admit and acknowledge) and the allottee has agreed to pay to the promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said act the promoter is required to execute a written agreement for sale of said apartment with the allottee, being in fact these presents and also to register said agreement under the registration act, 1908, in accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the allottee hereby agrees to purchase the apartment.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1) The promoter shall construct the said building/s consisting of ground and upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. provided that the promoter shall have to obtain prior consent in writing of the allottee in respect of variations or modifications which may adversely affect the apartment of the allottee except any alteration or addition required by any government authorities or due to change in law.

a. i. The allottee hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to the allottee Flat bearing **FLAT No. 10006, "C-D" wings, RERA CARPET area** measuring **34.29 Sq. Mtrs. On 10th FLOOR** as shown in the floor plan thereof there to annexed to agreement in society building known as **CHANDRESH VAIBHAV CO - OPERATIVE HOUSING**



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IL CIN : U72300MH2000

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दस्ता क्र. 3100 / 2022
U / 80

& MRS. PRATIKSHA
s, residing at Room No. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, is granted by the VVCMC vide its order No VVCMC/TP/RDP/VP-6391/297/2022-23.

The Revised Development Permission for Proposed Residential with Commercial Buildings on land bearing S.No. 116, Hissa No. 3, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, is granted by the VVCMC vide its order No VVCMC/TP/RDP/VP-6391/297/2022-23.

CO-OPERATIVE
aring S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtr., lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, is granted by the VVCMC vide its order No VVCMC/TP/RDP/VP-6391/297/2022-23.

Whereas owners / society i.e. **CHANDRESH VAIBHAV CO OP HSG SOC LTD**, have executed Development Agreement Vide Development Agreement Dated 17th December 2021 in favour of **M/S. SHREE ASHOKA BUILDCON** of an area admeasuring about **4490 sq. mtrs.**, F.S.I. Built up in the building / complex known as **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD**, on land bearing **S.No. 116, Hissa No. 3**, admeasures about **4490 sq. mtr.**, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, The said development agreement was duly registered in the office of sub registrar of assurance Vasai - III, under Serial No. **14182/2021**, dated **17/12/2021** and have executed power of attorney dated **17/12/2021**, under Serial No. **14200/2021**, on the condition that the developer have to provide all the existing **111** members of the society new flats and shops on ownership basis in new building admeasuring equal in area of there present holding areas in the old building will be given free of cost to all members of the society by the developers.

Whereas the development agreement and Power of Attorney is legal and valid and binding on the parties.

Whereas on the basis of development agreement, Power of Attorney and Commencement Certificate the present promoter have started a construction /Re-Development of building, the building / complex known as **CHANDRESH VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD**, on land bearing **S.No. 116, Hissa No. 3**, admeasures about **4490 sq. mtr.**, lying being and situate at Village - Achole, within the limits of Vasai Virar City Municipal Corporation, Tal - Vasai and Dist. - Palghar, consisting of Ground + Upper Floors and only as per sanction of plan by VVCMC / TOWN PLANNING AUTHORITY



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31/12/21 51 वि.स.प.अ.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

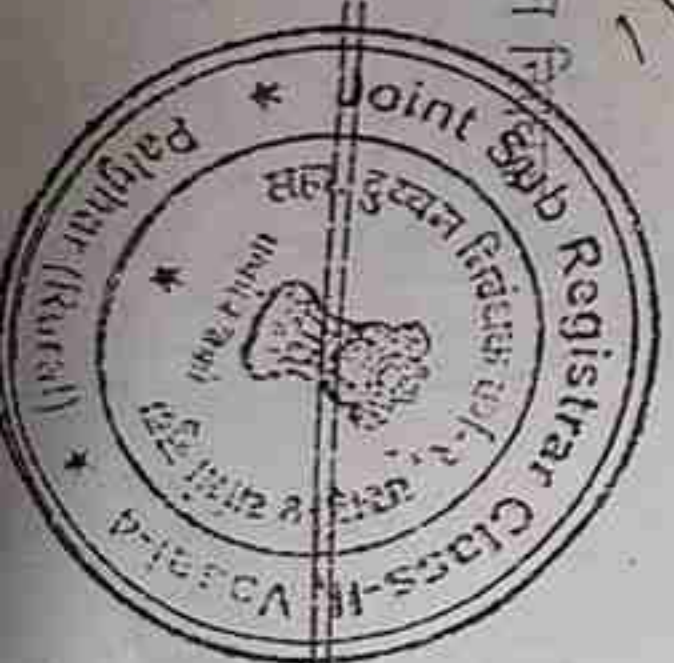
मुद्रांकल अहवाल सन 23

वसई-४
दस्त क्र. B109 / २०२३
९ / १८०

1. दरवाजा प्रकार : करीरनामा अनुच्छेद क्रमांक 25(6)
2. तालुका : वसई 3. गावाचे नांव : शांताई
4. नगरसुभाषण क्रमांक / सर्व्हे क. / अतिम मुद्रांक क्रमांक : 116, Hissa No. 3
5. मुख्य दरविभाग (जोन) : 3 उपविभाग _____
6. भिडकतीचा प्रकार :- खुली श्रमिन / निवासी / कार्यालय / दुकान / औद्योगिक / 47100A
7. दरवाजा नगूर केल्या भिडकतीचे क्षेत्रफळ : 34.29 कारपेट / विल्टअर्थ / सुपर रिस्टअप / चौ. मीटर / फूट.
8. कार्याक्रिया : _____ गळी : _____ पोटमाळा : _____
9. भजला क्रमांक : 10th floor उदवाहन सुविधा :- आहे / नाही
10. बांधकाम वर्षे : _____ घरात : _____
11. बांधकामाचा प्रकार :- आवाखासी / इतर प्रकारे / अर्धे प्रकारे / कच्चे
12. दारानुसृत तालुक्यातील मार्गदर्शक सुचना क्र. : _____ ज्यामध्ये दिलेली घट / वाढ
13. निर्धारित केलेले दारानुसृत 1865500A
14. दरवाजाचे दरविजलला गोवदला :- 33,00,000A
15. दर्य मुद्रांक शुल्क : 231000A 18. गरलेले मुद्रांक शुल्क : 231000A
16. दर्य नोंदणी फी : 30000A

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दस्ता क्र. १८०५/२०२३
१०/१०

concerned local authority(s) to the plans, the specifications, electrical sections and of the said building/s and shall obtain the balance approval from various authorities from time to time, so as to obtain the completion certificate or occupancy certificate of the said building.

AND WHEREAS while sanctioning the said plans, concerned local authority and / or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoter while developing the project land and the said building and upon observance and performance of which only the completion or occupancy certificate in respect of the said building/s in accordance with the proposed plans.

AND WHEREAS the allottee has applied to the promoter for allotment of flat bearing FLAT No. 1006, "C-D" wing, RERA CARPET area admeasuring 34.29 Sq. Mtrs. On 10th Floor, as shown in the floor plan thereof then annexed to agreement, in society building known as CHANDR VAIBHAV CO - OPERATIVE HOUSING SOCIETY LTD. is the owners of the bearing S.NO. 116, Hissa No. 3, admeasures about 4490 sq. mtrs., being and situate at Village - Achole, within the limits of Vasai Virar Municipal Corporation, Tal - Vasai and Dist. - Palghar.

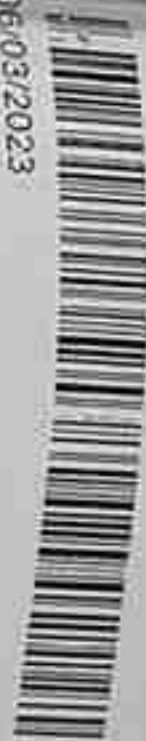
AND WHEREAS the RERA CARPET area of the said apartment is 34.29 Mtrs. and "RERA CARPET area" means the net usable floor area of apartment, not including the area covered by the external walls, areas of services shafts, exclusive balcony appurtenant to the said apartment exclusive use of allottee or verandah area and exclusive open terrace appurtenant to the said apartment for exclusive use of the allottee, includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the parties relying on the confirmation, representations and stipulations contained in this agreement and all applicable laws, are willing to enter into this agreement on the terms and conditions appearing hereon.



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06/03/2023

सूची क्र. 2

Index-II

दुधम विवधक : मद्र दू.नि.वमई 4

रत्न क्रमांक : 3875/2023

नोदणी :

Regn:63m

गावाचे नाव : आचोळे

विशेषाचा प्रकार	करारनामा
(1) विविधाचा प्रकार	3300000
(2) गावाचे नाव	1865500
(3) गावाचे नाव (भोईपट्ट्याचात याचिनियमपट्टाकार आचारणी नोंदी की पट्टेदारने नमुद कराव)	
(4) अ-भाषण, पॉन्डरिम्मा व परभमात्र (अमल्याम)	
(5) अचकळ	
(6) आचारणी क्वा वुडी रेण्यान असेनने न्क्या.	
(7) रत्नोवव कळन रेणा-या/नहन रेवणा-या पक्षरागाचे नाव किंवा दिवाणी न्यायानयाचा हकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.	
(8) रत्नांचव कळन घणा-या पक्षकारांचे व किंवा दिवाणी न्यायानयाचा हकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पना.	
(9) रत्नोपवन करन दिल्याचा दिनांक	06/03/2023
(10) रत्न नोंदणी केल्याचा दिनांक	06/03/2023
(11) अनुकरनांक, खंड व पृष्ठ	3875/2023
(12) याचाराभावाप्रमाणे मूद्राव शुल्क	231000
(13) याचाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) अंग	

1) पानिकेचे नाव: पातभर इतर वर्णन: मदनिका नं. प्लॉट नं. 1006, सी.डी विंग, माळा नं. रहारावा मजला, इमारतीचे नाव: चंद्रश क्षेत्र को-अप, हो. मा. नि, ब्लॉक नं: आचोळे रोड, नालासोपारा पूर्व (Survey Number : 116, hissa no.3 ;))

1) 34.29 चौ.मीटर
1) नाव: मे. श्री अशोका विन्डकॉन नॉर्क भागीरथ करुंयालान पी फोटोगी नॉर्क रु.मु. विजय सिंहर वय: पना: प्लॉट नं. माळा नं. इमारतीचे नाव: न्क्या नं. ३०, गांपात विन्डिंग, अवाडी रोड, वमई रोड पश्चिम, रोड नं. महाराष्ट्र, ठाणे, पिन कोड: 401202 पन नं: AEIFS9823F

1) नाव: सनय प्रताप विश्वामराव - - वय: 22, पता: प्लॉट नं. माळा नं. इमारतीचे नाव: न्क्या नं. ६, साई कृपा चाल, अमुन नगर, कटु पाडा, नालासोपारा पूर्व, रोड नं. महाराष्ट्र, ठाणे, पिन कोड: 401209 पन नं: BWEPV5311G
2) नाव: प्रतिक्षा प्रताप विश्वामराव - - वय: 48, पता: प्लॉट नं. माळा नं. इमारतीचे नाव: न्क्या नं. ६, साई कृपा चाल, अमुन नगर, कटु पाडा, नालासोपारा पूर्व, रोड नं. महाराष्ट्र, ठाणे, पिन कोड: 401209 पन नं: AREPV0081D

सह. दुधम निबंधक वर्ग-२
वसई झ. ४

मुद्राक शुल्क आकारनामा निर न्क्या अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.